

CITY OF MUSKEGON
PLANNING COMMISSION
SPECIAL MEETING
MINUTES

March 12, 2015

Chairman T. Michalski called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: T. Michalski, B. Mazade, S. Wisneski, J. Doyle, L. Spataro, S. Gawron, F. Peterson

MEMBERS ABSENT: B. Larson, excused; B. Smith, excused

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: J. Bossenbroek, 900 3rd St.; J. Sytsema, 737 E. Apple Ave.

APPROVAL OF MINUTES

A motion that the minutes of the special meeting of February 25, 2015 be approved, was made by S. Wisneski, supported by J. Doyle and unanimously approved.

PUBLIC HEARINGS

Hearing, Case 2015-05: Request for a Special Use Permit to allow a crematory in a B-4, General Business district at 773 E. Apple Ave, by Sytsema Properties, LLC. M. Franzak presented the staff report. Crematories are allowed as a Special Land Use in B-4, General Business Districts. There are two buildings on this parcel. The crematory would be installed at 773 E. Apple, the building to the east on the property. The nearest residential unit to this building is about 150 feet away. A map was provided to board members showing how many properties were within 300 feet of the subject property. The applicant is proposing to use a Facultatieve model of crematory. Notice was sent to properties within 300 feet of the property. J. Nanzer of 746 E. Isabella called to say that he is opposed to the request. He was concerned with pollution of the night sky.

B. Mazade asked if the Planning Commission could approve the equipment used. M. Franzak stated that they could; Sytsema's planned to use the same type of equipment that was presented in their proposal at the January 2015 meeting. L. Spataro asked if there were any changes from the January proposal. J. Bossenbroek stated that there were no changes. They had applied to the state for the necessary permits, and had a representative from Facultatieve Technologies on hand to answer any questions. Board members concurred that enough information was presented at the earlier meeting and had no further questions.

A motion to close the public hearing was made by S. Wisneski, supported by F. Peterson and unanimously approved.

A motion that the special land use permit, per Section 2203 of Article XXII of the Zoning

Ordinance, to allow a crematory at 737 East Apple Avenue, in a B-4, General Business district, by Sytsema Properties, LLC be approved based on compliance with the City's Master Land Use Plan and conditions set forth in Section 2203 of the City of Muskegon Zoning Ordinance, with the condition that the type of crematory equipment to be installed is that from Facultatieve Technologies which was presented at the January 2015 Planning Commission meeting, was made by L. Spataro, supported by S. Wisneski and unanimously approved, with T. Michalski, B. Mazade, S. Wisneski, J. Doyle, L. Spataro, S. Gawron, F. Peterson voting aye.

Hearing, Case 2015-03: Request for final Planned Unit Development approval for a multi-family housing development at 30 E. Clay Ave, 4 W. Clay Ave and 48 E. Western Ave, by General Capital Group. M. Franzak stated that he received word that the applicants had met with the Michigan State Housing Development Authority (MSHDA) and had decided not to pursue the project at this time.

NEW BUSINESS

None

OLD BUSINESS

None

OTHER

There being no further business, the meeting was adjourned at 4:08 p.m.